

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As discussed at the last SCM, provide a release from the previous engineer.
2. As discussed at the last SCM, obtain DRP's approval DRP to General Note #1 for potential changes in pad elevations heights of up to 10 feet.
3. An approved hydrology report. Please see attached Hydrology review sheet (Comments 1 and 2) for requirements.
4. Please see attached Hydrology review sheet (Comments 3 to 6) for additional comments and requirements.
5. An approved geotechnical report. Please see attached Geologic and Soils Engineering review sheet (Comments 1 to 4) for comments and requirements.
6. Please see attached Grading review sheet (Comment 2) for requirements.
7. An approved traffic study. Please see attached Road review sheets (Comment 1) for comments and requirements. The traffic study is currently under review with the Traffic and Lighting Division. For additional information, please contact Andrew Ngumba at (626) 300-4867.
8. Please see attached Road review sheets (Comments 2, 3, and 4) for additional comments and requirements.
9. An approved sewer area study. Please see attached Sewer review sheets (Comment 2) for comments and requirements.
10. Please see attached Sewer review sheets (Comments 1, 3, 4, 5, and 6) for additional requirements.
11. Please see attached Water review sheet (Comment 1) for requirements.

TENTATIVE MAP DATED 10-21-2015
EXHIBIT "A" DATED 10-21-2015

12. A revised tentative map and a revised exhibit map are required to show the following additional items:
- a. Please see attached Grading review sheet (Comment 1) for requirements. You may download grading check prints at the website below:
<ftp://dpwftp.co.la.ca.us/pub/LDD/Grading/PM%2018108/>
 - b. Please see attached Road review sheet for (Comments 5 and 6) requirements. You may download road check prints at the website below:
<ftp://dpwftp.co.la.ca.us/pub/LDD/Road/PM%2018108/>
 - c. Please see attached Sewer review sheets (Comment 7) for requirements.
 - d. Please see attached Water review sheet (Comment 2) for requirements.

HW
Prepared by Henry Wong
pm18108L-rev8.doc
<http://planning.lacounty.gov/case/view/pm18108/>

Phone (626) 458-4910

Date 11-17-2015



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

PARCEL MAP NO. 18108

TENTATIVE MAP DATED 10/21/2015
EXHIBIT MAP 10/21/2015

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
 - The latest hydrology report was reviewed on 07/21/15 and was not approved.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
3. Mitigate portions of the property with proposed improvements that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.
4. Department of Public Works approval for location, span, and clearance for proposed bridges spanning a watercourse is required prior to Drainage Concept approval.
5. Prior to tentative map approval, obtain Board approval to revise and/or rescind the County adopted flood insurance rate map. Contact Public Works, Watershed Management Division (626) 458-7125, to obtain procedures for revising the map.
6. A Drainage Benefit Assessment Area (DBAA) will be required to fund the ongoing operation, maintenance, and replacement (if required) of the proposed publically maintained water quality devices.

Reviewed by  Date 11/17/2015 Phone (626) 458-4921
Ernesto J Rivera

**County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803**

Tentative Parcel Map	<u>18108</u>	Tentative Map Dated	<u>10/21/15 (Map/Exhibit)</u>	Parent Tract	_____
Grading By Subdivider? [Y] (Y or N)	<u>4,481,000 yd³</u>	Location	<u>Castaic Junction</u>	APN	_____
Geologist	<u>Leighton and Associates, Inc.</u>	Subdivider	<u>Newhall Land</u>		
Soils Engineer	<u>Leighton and Associates, Inc.</u>	Engineer/Arch.	<u>Kimley-Horn</u>		

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

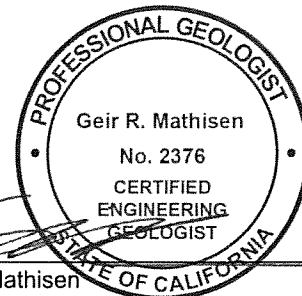
Geotechnical Report(s) Dated: 3/6/15References: R.T. Frankian & Assoc., 4/15/00; Geolabs-Westlake Village, 12/21/07, 5/31/07

TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

1. Provide a geotechnical map that is based on the Tentative Map.
2. Verify if landslides Qls_{PA7I}, Qls_{PA7II} and Ols_{PA7III} are crossing proposed lot lines (sheet C-105 of the Tentative Map). Per County policy, adjust lot lines so that the landslides and impacted areas not to cross lot boundaries or provide remediation of the landslides. The landslide hazard may not be subdivided.
3. A slope at lot 68 located between Franklin Parkway and Castaic Creek on sheet C-104 is depicted at approximately 1.2:1 gradient. Therefore, provide geologic cross sections and slope stability analyses. The geotechnical cross-section must show the critical failure plane used in the analyses. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
4. Show all recommended mitigation measures on the geotechnical map, as necessary.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by

Geir Mathisen
Geology SectionDate 11/17/15Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
PARCEL MAP NO. 18108

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MAP DATED 10-21-2015
EXHIBIT "A" MAP DATED 10-21-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As previously requested, a revised tentative map. You may download the check print at the website below:
<ftp://dpwftp.co.la.ca.us/pub/LDD/Grading/PM%2018108/>
2. As previously requested, approval of the latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.

DGR

Name Diego G. Rivera Date 11-16-2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\18108g-rev1.doc

TENTATIVE MAP DATED 10-21-2015
EXHIBIT MAP DATED 10-21-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) An approved traffic study is required prior to tentative map approval. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required. Based on the approved traffic study, a revised tentative map and/or conceptual striping plan may be required. For additional information, contact Andrew Ngumba at (626) 300-4867.
- (2) An approved 100-foot-scale conceptual striping plan is required for all streets/highways to determine adequate pavement widths based on the required traffic mitigation measures. A review fee is required. Contact Andrew Ngumba at (626) 300-4867 for additional information. The project must also address the adequacy of The Old Road at the Biscailuz Undercrossing to accommodate the build-out traffic requirements
- (3) The proposed typical section for The Old Road will need to be approved according to Item (2) above. Approval of Caltrans is required for the proposed construction of the retaining wall under the bridge.
- (4) Limits of excess right of way on Live Oak Road for vacation are not necessarily approved. Road Maintenance and Traffic and Lighting Divisions comments are being solicited.
- (5) A revised tentative map is required to show the following items:
 - Provide approximate radius of all curves.
 - Provide the approximate grades of all highways, parkways, streets, drives, fire-lanes, alleys, ways and sidewalks within the subdivision.
- (6) See attached Tentative Map and Exhibit Map for Additional Comments. The aforementioned map may be obtained via the following link:
<ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TPM%20018108/>

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) Any proposed sewer pump stations are not approved at this time. Prior to tentative map approval, a feasibility report of the proposed pump station, the use and locations of pump stations must be approved by Public Works. Please contact the sewer unit of Land Development Division at (626) 458-4921 for additional information, if applicable.
- (2) Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
- (3) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line.
- (4) Provide a letter of intent from Caltrans indicating that easement is to be reserved for sanitary sewer purposes over SR 126 for future sewer connection. Delineate and label the easement as "Easement to be reserved from Caltrans for sanitary sewer purposes" on the tentative and exhibit maps.
- (5) Provide proof that the subdivider can obtain / has acquired any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works.
- (6) Obtain regulatory agencies approval for the sewer crossing at the culvert on sheet C-108, if applicable.
- (7) A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. If a sewer pump station is proposed, show redundant (double) force mains and pump station footprint, location, configuration, and set backs shall be reviewed and approved by Public Works prior to tentative map approval.
 - b. Accurately show and call out the pump station and force main to be constructed per PM 26363.

- (7) A revised tentative map and a revised exhibit map are required to show the following additional items: (cont.)
- c. Identify the gravity outlet to Newhall Ranch Sanitation District as a future dry sewer to be used upon the removal of the temporary pump station on Commerce Center Drive, the pump station per PM 18108 and their appurtenances.
 - d. Label Public Work's maintained infrastructure as local sewer line and Newhall Ranch Sanitation District maintained infrastructure as trunk sewer.
 - e. Provide redundant force main for the existing pump station on Commerce Center Drive.
 - f. Please label clearly on map that upon operation of the Newhall Ranch Sanitation District gravity outlet, the removal of the existing Commerce Center Drive sewer pump station, pump station per PM 18108 and their appurtenance will be at the subdivider of PM 18108's own cost.
 - g. Please label clearly on map that the existing Commerce Center Drive pump station shall be replaced to a variable frequency discharge pump at the subdivider of PM 18108's own cost.
 - h. Please label clearly on map that the subdivider of PM 18108 shall be responsible for the removal of PC 11645PS and its appurtenance per PM 26363. The proposed pump station per PM 18108 shall be designed to accommodate the additional discharge from the tributary area of PM 26363 and wet well shall be designed with adequate emergency storage to the satisfaction of Public Works.
 - i. Please label clearly on map that the current operations of the existing Commerce Center Drive pump station will not be affected by the proposed pump station per PM 18108. Otherwise, the subdivider of PM 18108 shall be responsible of any necessary upgrade of the existing Commerce Center Drive pump station and any downstream overloaded sewer segments.
 - j. Sewer design of PM 18108 should match with approved area study PC 11812as. If not, revision of the tentative map or PC 11812as will be required.

- (7) A revised tentative map and a revised exhibit map are required to show the following additional items: (cont.)
- k. Show and label all proposed trunk and local sewers per PC 11812as.
 - l. Accurately show and label sheet number, point of connection, existing sewer alignment, line type of existing or proposed sewer and parcel/tract map number.
 - m. Provide feasible outlet for all the proposed sewer line.
 - n. All proposed lots should front a mainline sewer.
 - o. Provide minimum 10ft exclusive sewer easement and access easement with a 40'x40' turnaround for proposed sewer not located within public street.
 - p. For streets 80' and greater, double-lined sewers shall be required. The proposed sewer shall be located 6 feet from curb or 14 feet from right-of-way.
 - q. Proposed force main along Franklin Parkway should join with the existing gravity line at the high point. If the existing gravity sewer does not have enough capacity, the subdivider shall be responsible for the upgrades.
 - r. Show and label highpoint along proposed sewer alignments.
 - s. Provide manholes for local sewer line connecting to trunk sewers and obtain approval from the County Sanitation District.
 - t. Please label "Sewer line shall be coated with waterproof material" for the segments may be subject to high ground water level.
 - u. Call out and label existing sewer mainlines as "Existing sewer mainline per PC XXXXX".
 - v. Show how each detached building is to be served by existing or proposed public sewer system on exhibit map.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 18108 (Rev.)

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TENTATIVE MAP DATED 10-21-2015
EXHIBIT MAP DATED 10-21-2015

- (7) A revised tentative map and a revised exhibit map are required to show the following additional items: (cont.)
- w. Refer to the following FTP site for review comments:
<ftp://dpwftp.co.la.ca.us/pub/LDD/Sewer/TPM%20018108/>
 - x. Show any off-site improvements required by the area study once it is approved, if any.

IN
Prepared by Imelda Ng
pm18108s-rev8.doc

Phone (626) 458-4921

Date 11-10-2015

TENTATIVE MAP DATED 10-21-2015
EXHIBIT MAP DATED 10-21-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) As required by SB 610, a Water Supply Assessment and supporting documents demonstrating the availability of sufficient water supply shall be prepared/approved, with the cooperation of the retail water company and included in the CEQA document to the satisfaction of Public Works and the Department of Regional Planning prior to the project being cleared by Subdivision Committee for a scheduled public hearing.
- (2) A revised tentative and exhibit map are required to show the following:
 - a. As previously requested, call out the proposed points of connection to the existing public water system and not the future water main in VTTM53108.
 - b. Obtain SCE approval for the proposed pipe line within SCE easement.
 - c. Provide a minimum 10 feet separation between sanitary sewer pipe and water main.
 - d. Verify the total building square footage for subareas 2 and 3 on sheet C-001.
 - e. On sheet C-113, the planning area table doesn't match the planning area label as shown on tentative map.



Prepared by Tony Khalkhali
pm18108w-rev8.doc

Phone (626)458-4921

Date 11-12-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 18108 (Rev.)

TENTATIVE MAP DATED 10-21-2015
EXHIBIT "A" DATED 10-21-2015

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Henry Wong

pm18108L-rev8.doc

<http://planning.lacounty.gov/case/view/pm18108/>

Phone (626) 458-4910

Date 11-17-2015

The following reports consisting of ___ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
8. The first unit of this subdivision shall be filed as Tract No. 18108-01, the second unit, Tract No. 18108-02, and the last unit, Tract No. 18108.
9. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
10. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
11. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
12. Label driveways and multiple access strips as "Private Driveway" or "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
13. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
14. If applicable, quitclaim or relocate easements running through proposed structures.
15. If applicable, remove existing buildings prior to final map approval. Demolition permits and final sign-off from the inspector are required from the Building and Safety office.
16. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
17. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

18. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
19. Permission is granted to record large lots (20-acre or more) parcel map as shown on the insert map provided full street right of way and slope easements are dedicated along the latest IEC approved alignments on all highways to the satisfaction of Public Works. In addition, make an offer of private and future right of way and dedicate slope easements along all remaining interior streets on alignments to the satisfaction of Public Works.
20. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation

TENTATIVE MAP DATED 10-21-2015
EXHIBIT MAP DATED 10-21-2015

PRELIMINARY CONDITONS (SUBJECT TO CHANGE)

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Permission is granted to record large lots (20-acre or more) parcel map provided that each parcel resulting from the division of land has a minimum gross area of 20 acres (Per LACC 21.32), and street frontage (per LACC 21.24).
2. Permission to waive street frontage for Lots 2, 7, 8, 11, 19, 31 and 32 is subject to approval by the advisory agency and to that easements for ingress and egress purposes are reserved to the satisfaction of Public Works. If not waived, the subdivider shall revise the tentative map and provide street frontage to every lot to the satisfaction of Public Works.
3. Permission to vacate excess right of way on Live Oak Road to the satisfaction of Public Works.
4. Compound curves are preferred over broken-back curves. Broken back curves must be separated by a minimum of 500 feet of tangent. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate in accordance with AASHTO guidelines.
5. A minimum centerline curve radius of 100 feet on all cul-de-sac streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet.
6. The minimum centerline radius is 1000 feet on all industrial collector streets (84 foot right of way).
7. The central angles of the right of way radius returns shall not differ by more than 10 degrees.
8. Provide minimum landing area of 100 feet for all industrial cul-de-sac streets at a maximum three (3) percent grade on all "tee" intersections.

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9. Provide a new centerline on Franklin Parkway (from Easterly Boundary of PA5 to Westerly Boundary of PA4) to the satisfaction of Public Works. Dedicate and/or vacate additional and/or excess right of way if necessary.
10. Provide intersection sight distance to the satisfaction of Public Works for a design speed of 45 mph (495 feet) for all industrial streets intersections. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

11. Provide stopping sight distance where applicable using the design speed of 45 mph along all industrial collector streets. In areas where the intersection and stopping sight distances overlapped, the more stringent of the two shall be applied. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
12. All line of sight easements shall be depicted on grading and landscaping plans.
13. Dedicate right of way 42 feet from the centerline including a standard cul-de-sac bulb on Franklin Parkway in Planning Subarea 3 (PA3) to the satisfaction of Public Works.
14. Dedicate right of way 42 feet from the centerline including a standard cul-de-sac bulb on Hancock Parkway in PA2 to the satisfaction of Public Works.
15. Dedicate right of way 42 feet from centerline on Wolcott Way in PA6 to the satisfaction of Public Works.
16. Dedicate right of way 32 feet from centerline on including a standard cul-de-sac bulb on A Street in PA2 and B Street in PA 3 to the satisfaction of Public Works.
17. Dedicate property line return radii of 25 feet at all intersections of industrial streets to adequately construct curb ramps to Americans with Disabilities Act (ADA) standards and to the satisfaction of Public Works. Additional right of way corner cut

TENTATIVE MAP DATED 10-21-2015
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offs shall be dedicated at all signalized intersections and other location that deemed appropriate by Public Works.

18. Construct curb, gutter, base, pavement, and sidewalk on all public streets to the satisfaction of Public Works.
19. Comply with the following street lighting requirements:

Provide street lights on concrete poles with underground wiring on all streets and highways within and along PM 18108 to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. The street lights shall be light emitting diode (LED) and designed as a County-owned and maintained (LS-3) system. Submit street lighting and electrical plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexation below.

Upon submittal of street lighting plan(s), the applicant shall comply with conditions of annexation listed below in order for the lighting district to pay for the future operation and maintenance of the street light. Conditions (1) and (2) shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ANNEXATION:

- (1) Provide business/property owners name, mailing address, site address, Assessor Parcel Number, and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to Street Lighting Section.

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- (2) Submit map of the proposed project including any roadways conditioned for street lights to Street Lighting Section. Contact Street Lighting Section for map requirements and/or questions at (626) 300-4726.

The annexation and assessment balloting process takes approximately 12 months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above may result in delaying the approval of the street lighting plans.


CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

The area must be annexed into the lighting district and all street lights in the project, or the approved phase of the project, must be constructed according to Public Works approved plans. The Contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the street lights by July 1st of any given year, provided the above conditions are met, all street lights in the project, or approved project phase, have been constructed per Public Works approved plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights located within gated communities.

20. Conform to the approved conceptual signing and striping plan. Detailed signing and striping plans may be required.
21. Comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works. Offsite mitigations may be required.
22. Prior to Building permit issuance, pay the fees established by the Board of Supervisors for the Westside Bridge and Major Thoroughfare Construction Fee District (B&T District). The fee is to be based upon the fee rate in effect at the time of permit issuance. The current applicable fee is \$23,450 per factored unit and is subject to change. Record a covenant (subject to the approval of Public Works) at final map approval to encumber parcels/property owners with provisions requiring payment of applicable B&T District fees prior to building permit issuance.
23. Plan street trees on all public streets to the satisfaction of Public Works.

TENTATIVE MAP DATED 10-21-2015
EXHIBIT MAP DATED 10-21-2015

24. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Land Development Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
25. Permission to establish a Landscape Maintenance District, subject to the approval of the Department of Public Works, for the purpose of maintaining landscaped parkways on all streets.
26. Construct the bridge on Franklin Parkway in the PA3 to the satisfaction of Public Works. The proposed bridge typical section shown on the map is not necessarily approved. The ultimate bridge section shall meet the requirements of Public Works' Design Division.

Name Joseph Nguyen 
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Date 11-12-2015